

JAN 24 2013

Dept. of Planning and Building

976 Oso Street Rm 300

PLANNING &amp; BUILDING

San Luis Obispo, Ca 93408

Dear Stephanie Fuhs,

Subject Project-Sub2012-00044Co 13-0002 DeGroot Industrial Condos

After a long search for a retirement home away from the Los Angeles' smoggy asphalt jungle riddled with gangs and high crime, I thought I had found Utopia, here on the Arroyo Grande Mesa with fresh air on 2 1/2 acres, where I could have my animals on my small ranch. I purchased in 1989 to retire here in 2003. What a shock it was when the News announced my street, Ralcoa Way, as having the highest cancer causing particulates from the refinery, dunes, dust and wind. Now, developers want to develop industrial condos in my neighborhood, which may seem insignificant to you, but it actually is significant incentives for developers to buy rural residential acreage properties and spot zone them for population and building density, along with businesses for industrial purposes, resulting in ground water shortages, proposals to control our wells, street widening, loss of property frontages, higher taxes and fees, higher traffic, high crime rates and new laws and regulations restricting our animals and use of our land. Once the building density has expanded the size of the area the building sizes and heights will start to build upwards in multiple stories, turning our beautiful rural residential area into a city.

I witnessed this phenomenon happen in the Los Angeles North Valley during my childhood and youth. I watched this valley turn from orange groves and little ranches into a gang and crime ridden air polluted solid asphalt jungles.

The people here who invested in this beautiful rural residential mesa area, did not do so to have to live with man-made pollution and a city atmosphere.

The developers will continue to try to take over our beautiful areas to develop them for their own profits and move on to the next beautiful rural area, with no concern for the rural resident's who invested in their rural homes and lifestyle. I ask you not to grant the DeGroot Project here on Winterhaven.

Sincerely,

Alfreda Joan Phillips

685 Ralcoa Way

Arroyo Grande, Ca93420

805-343-6917



**Fw: Winterhaven-Precision Way**

**Stephanie Fuhs** to: Nicole Retana

01/24/2014 10:49 AM

Hi Nicole,  
Can you forward to the SRB and post this correspondence? Thank you.

Stephanie Fuhs  
Planner  
County of San Luis Obispo  
805.781.5721 (office)  
805.781.1242 (fax)  
email: [sfuhs@co.slo.ca.us](mailto:sfuhs@co.slo.ca.us)  
website: [sloplanning.org](http://sloplanning.org)

----- Forwarded by Stephanie Fuhs/Planning/COSLO on 01/24/2014 10:48 AM -----

From: Constance Rose <[ladyrosesfarm@gmail.com](mailto:ladyrosesfarm@gmail.com)>  
To: [cray@co.slo.ca.us](mailto:cray@co.slo.ca.us), [sfuhs@co.slo.ca.us](mailto:sfuhs@co.slo.ca.us)  
Date: 01/24/2014 10:17 AM  
Subject: Winterhaven-Precision Way

---

My name is Constance Rose and I reside at 605 Winterhaven Way in Arroyo Grande. I would like to express to you my, and my family's concerns, regarding the proposed application for development on the property that ends at Precision Way. This property is across the street from my residence, and what happens there will have a direct affect on us and our neighbors.

I have specific concerns about the noise, pollution, and traffic resulting in safety concerns. From a previous business that was allowed to operate at this location, I can tell you that our concerns are not based in supposition, but the reality of what can indeed happen. All this occurred with one business; and, I understand the proposal before you involves commercial condo with multiple businesses.

When the prior business was being considered, we were assured that the Planning Commission along with the Planning Department would protect the residents by putting mitigations (in perpetuity) which they told us would protect the surrounding residential community. When this business was operating, there were repeated violations of these agreements and much to our dismay, we found getting help with correcting these violations was difficult to obtain.

I will be at upcoming meeting to answer questions you might have of us.

Thank you for your consideration,

Constance Rose